



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

STATION ROAD - AMPHILL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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## Benefiting from a garage en-bloc this two bedroom end of terrace home is just a short walk to Ampthill amenities.

- Set back from the road
- Double glazed and gas central heating throughout
- Single garage en-bloc
- Well regarded local schools and just a short walk to Alameda Lower and Middle School
- No onward chain.

### Ground Floor

#### Entrance Hall

L-shaped Entrance Hall. Telephone point. Radiator. Doors into Kitchen and Lounge.

#### Lounge

13' 7" x 11' 3" (4.14m x 3.43m) Coal effect gas fire (out of use) with brick surround and marble hearth. Radiator. Door onto rear garden. Double glazed window to rear.

#### Kitchen

10' 7" x 9' 8" (3.23m x 2.95m) A range of wall and base units with roll edge work surfaces over. Tiled splashbacks. Coloured 1.5 bowl sink unit with mixer taps over. Built-in electric double oven and gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Double glazed window to front.

#### First Floor

#### Landing

Loft access. Cupboard housing wall mounted boiler.

#### Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m) Bulk head storage cupboard with shelving and hanging rail. Radiator. Double glazed window to rear.



#### Bedroom Two

10' 8" x 7' 5" (3.25m x 2.26m) Radiator. Double glazed window to rear.

#### Bathroom

Suite comprising of panelled bath with mains shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail. Double glazed window to front.

#### Outside

#### Front Garden

Block paved patio area.

#### Rear Garden

Enclosed rear garden with lawn and patio area. Gated access to rear leading to garage en-bloc.

#### Garage

Single garage with up and over door (6th garage from the right).

#### Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Take the third right into Station Road.

